

LOT 7 EMERALD COVE S/D PHS 1.
WD 1058-2148, WD 1131-2526, WD 1

WILLIAMS SONJI
403 SW HEATHRIDGE DR
LAKE CITY, FL 32024

2026

33-3S-16-02438-107



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	33316.00	1.00/

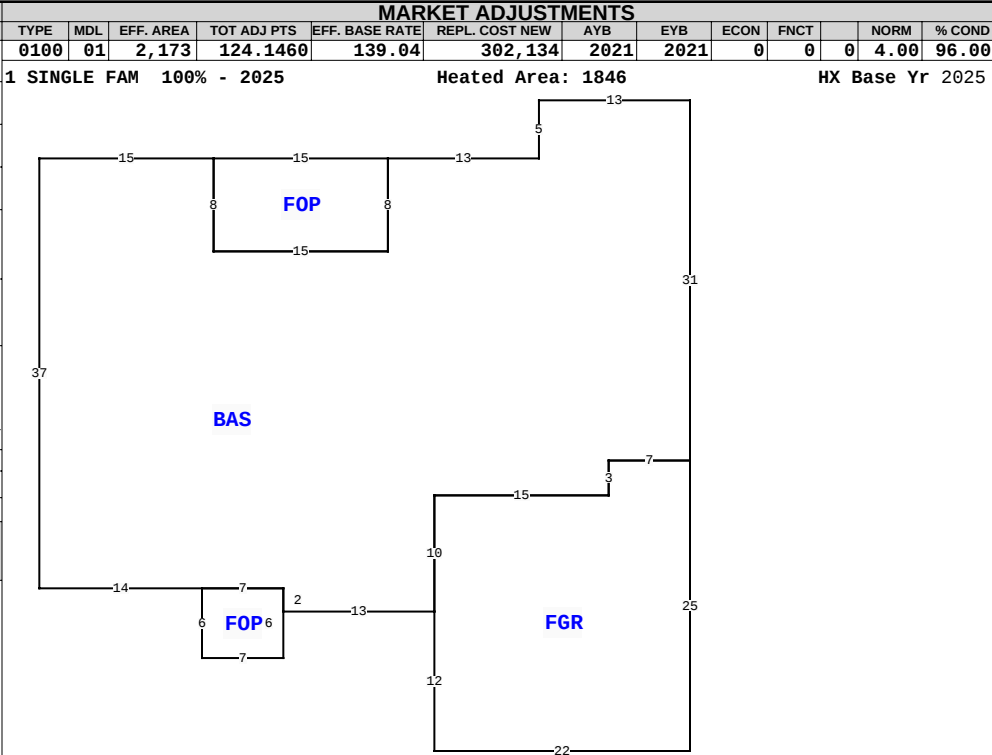
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	246,401
FGR	505	55		278	37,107
FOP	42	30		13	1,736
FOP	120	30		36	4,805

TOTALS	2,513			2,173	290,049
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,095.00	UT 3.00
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,000.00
3	0296	SHED METAL	0	100	0	0		1.00	UT 3,500.00
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	12/27/2024	BY	ME
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403 SW HEATHRIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2022	2021		100	3,285	
100	2023	2022		100	2,000	
100	2023	2022		100	3,500	
100	2023	2022		100	300	

TOTAL OB/XF									
9,085									

Total Acres:	0.51	Total Land Value:	35,000	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		290,049	
TOTAL MARKET OB/XF VALUE		9,085	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		334,134	
SOH/AGL Deduction		0	
ASSESSED VALUE		334,134	
TOTAL EXEMPTION VALUE		HX HB 13 334,134	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		334,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40464	SFR	0	08/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1834	11/22/2024	WD	Q	I	01	420,000
GRANTOR: DZIAK CAROLINE A						
GRANTEE: WILLIAMS SONJI						
1488/2250	4/20/2023	WD	Q	I	01	400,000
GRANTOR: TILLOTSON MICHAEL						
GRANTEE: DZIAK CAROLINE A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=-10,-20] S37 E14 E7 S2 E13 N10 E15 N3 E7 N31 W13 S5 W13 S8 W15 N8 W15 \$									
FOP=[ORIG=5,-20] S8 E15 N8 W15 \$									
FOP=[ORIG=4,17] S6 E7 N6 W7 \$									
FGR=[ORIG=24,9] S10 S12 E22 N25 W7 S3 W15 \$									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common:	35,000	PRINTED 10/29/2025 BY SYS				
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